

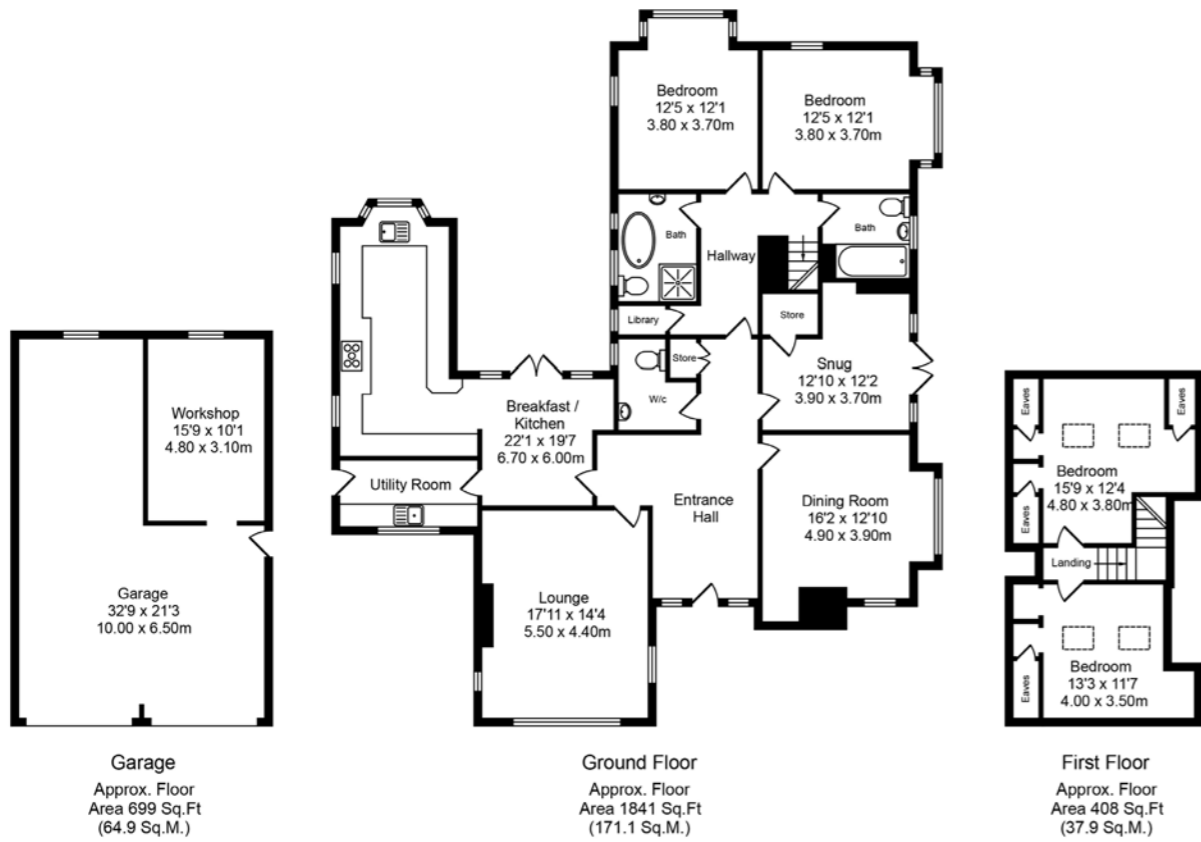


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 arnoldandphillips.com

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 Chorley: 01257 241173

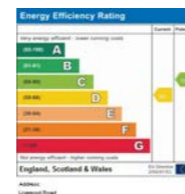
Total Approx. Floor Area 2948 Sq.ft. (273.9 Sq.M.)

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Tenure: We are advised by our client that the property is Freehold
 Council Tax Band: G

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting www.landregisteronline.gov.uk. The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are delighted to bring to market a unique opportunity to acquire this extensively proportioned four-bedroom detached dormer bungalow nestled in a private plot (0.99 acre) along Liverpool Road in Rufford, West Lancs.

Ideally positioned this versatile property resides within close proximity to Rufford Village, complete with its varied selection of local amenities and local rail station.

This established property has been finished to a high level throughout and enjoys three large separate reception rooms, a generous office or single fifth bedroom, substantial entrance hall along with large open-plan country dining kitchen, finished in an array of wall, base and tower units, providing premium work-surfaces and a full complement of integrated appliances and central AGA stove. Flowing through to an ample adjoining dining area, this country cottage style kitchen performs well as the central hub of this unique family home. Two large double ground floor bedrooms are provided along with two lavish fully tiled family bathrooms.

The first floor enjoys a further two bedrooms, both of which are generously proportioned and enjoy a pleasant outlook over the surrounding area.

Externally a large, detached garage enjoys an integrated workshop and extensive square footage, with sprawling beautifully landscaped gardens encircling. A large patio terrace provides an ideal place in which to entertain and dine al-fresco, with an established selection of trees, plants and shrubs complimenting this private idyllic garden space. The property also enjoys two spacious summerhouses which are included in the sale.

With this appealing residence extending to around 3,000 square feet of prime dormer bungalow living accommodation and benefitting from modern central heating and double glazing throughout, internal inspection of this spacious property is highly advised to fully appreciate all that is on offer within this unique and special plot.





KEY FEATURES

Detached Dormer Bungalow
(Residing in 0.99 Acre of Greenbelt
Land)

Four/Five Bedrooms

Circa 2948 Square Feet

Open-Plan Country Dining Kitchen
with a Range of Integrated Appliances

Beautifully Landscaped Gardens

Detached Garage with Integrated
Workshop

Driveway Parking









THE LUXURY PROPERTY SPECIALISTS

Liverpool Road, Rufford

A&P